



City Council Chambers
3300 Capitol Avenue
Fremont, California

City Council

Bob Wasserman, Mayor
Anu Natarajan, Vice Mayor
Bob Wieckowski
Bill Harrison
Suzanne Lee Chan

City Staff

Fred Diaz, City Manager
Harvey E. Levine, City Attorney
Melissa Stevenson Dile, Deputy City Manager

Dawn G. Abrahamson, City Clerk
Harriet Commons, Finance Director
Marilyn Crane, Information Technology Svcs. Dir.
Daren Fields, Economic Dev. Director
Annabell Holland, Parks & Recreation Dir.
Norm Hughes, City Engineer
Jill Keimach, Community Dev. Director
Bruce Martin, Fire Chief
Jim Pierson, Transportation & Ops Director
Michael Rich, Human Resources Director
Jeff Schwob, Planning Director
Suzanne Shenfil, Human Services Director
Craig Steckler, Chief of Police
Elisa Tierney, Redevelopment Director

City Council Agenda and Report [Redevelopment Agency of Fremont]

General Order of Business

1. Preliminary
 - Call to Order
 - Salute to the Flag
 - Roll Call
2. Consent Calendar
3. Ceremonial Items
4. Public Communications
5. Scheduled Items
 - Public Hearings
 - Appeals
 - Reports from Commissions, Boards and Committees
6. Report from City Attorney
7. Other Business
8. Council Communications
9. Adjournment

Order of Discussion

Generally, the order of discussion after introduction of an item by the Mayor will include comments and information by staff followed by City Council questions and inquiries. The applicant, or their authorized representative, or interested citizens, may then speak on the item; each speaker may only speak once to each item. At the close of public discussion, the item will be considered by the City Council and action taken. Items on the agenda may be moved from the order listed.

Consent Calendar

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address the City Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.



Addressing the Council

Any person may speak once on any item under discussion by the City Council after receiving recognition by the Mayor. Speaker cards will be available prior to and during the meeting. To address City Council, a card must be submitted to the City Clerk indicating name, address and the number of the item upon which a person wishes to speak. When addressing the City Council, please walk to the lectern located in front of the City Council. State your name. In order to ensure all persons have the opportunity to speak, a time limit will be set by the Mayor for each speaker (see instructions on speaker card). In the interest of time, each speaker may only speak once on each individual agenda item; please limit your comments to new material; do not repeat what a prior speaker has said.

Oral Communications

Any person desiring to speak on a matter which is not scheduled on this agenda may do so under the Oral Communications section of Public Communications. Please submit your speaker card to the City Clerk prior to the commencement of Oral Communications. **Only those who have submitted cards prior to the beginning of Oral Communications will be permitted to speak.** Please be aware the California Government Code prohibits the City Council from taking any immediate action on an item which does not appear on the agenda, unless the item meets stringent statutory requirements. The Mayor will limit the length of your presentation (see instructions on speaker card) and each speaker may only speak once on each agenda item.

To leave a voice message for all Councilmembers and the Mayor simultaneously, dial 284-4080.

The City Council Agendas may be accessed by computer at the following Worldwide Web Address: www.fremont.gov

Information

Copies of the Agenda and Report are available in the lobbies of the Fremont City Hall, 3300 Capitol Avenue and the Development Services Center, 39550 Liberty Street, on Friday preceding a regularly scheduled City Council meeting. Supplemental documents relating to specific agenda items are available at the Office of the City Clerk.

The regular meetings of the Fremont City Council are broadcast on Cable Television Channel 27 and can be seen via webcast on our website (www.Fremont.gov).

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Interested persons must request the accommodation at least 2 working days in advance of the meeting by contacting the City Clerk at (510) 284-4060. Council meetings are *open captioned* for the deaf in the Council Chambers and *closed captioned* for home viewing.

Availability of Public Records

All disclosable public records relating to an open session item on this agenda that are distributed by the City to all or a majority of the City Council less than 72 hours prior to the meeting will be available for public inspection in specifically labeled binders located in the lobby of Fremont City Hall, 3300 Capitol Avenue during normal business hours, at the time the records are distributed to the City Council.

Information about the City or items scheduled on the Agenda and Report may be referred to:

Address: City Clerk
City of Fremont
3300 Capitol Avenue, Bldg. A
Fremont, California 94538
Telephone: (510) 284-4060

Your interest in the conduct of your City's business is appreciated.

AGENDA
FREMONT CITY COUNCIL REGULAR MEETING
SEPTEMBER 22, 2009
COUNCIL CHAMBERS, 3300 CAPITOL AVE., BUILDING A
7:00 P.M.

1. PRELIMINARY

- 1.1 Call to Order
- 1.2 Salute the Flag
- 1.3 Roll Call
- 1.4 Announcements by Mayor / City Manager

2. CONSENT CALENDAR

Items on the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Calendar and considered separately. Additionally, other items without a "Request to Address Council" card in opposition may be added to the consent calendar. The City Attorney will read the title of ordinances to be adopted.

- 2.1 *Motion to Waive Further Reading of Proposed Ordinances
(This permits reading the title only in lieu of reciting the entire text.)*
- 2.2 *Approval of Minutes – for the Regular Meeting of September 1, 2009.*
- 2.3 **AGREEMENT TO PREPARE MIDTOWN DISTRICT ENVIRONMENTAL IMPACT REPORT**
Authorize the City Manager to Execute an Amended Agreement with Lamphier-Gregory for Development of an Environmental Impact Report for Midtown District Community Plan and Design Guidelines in an Amount Not to Exceed \$265,000 (PLN2010-00030)

Contact Person:

<i>Name:</i>	<i>Kelly Diekmann</i>	<i>Jill Keimach</i>
<i>Title:</i>	<i>Senior Planner</i>	<i>Director</i>
<i>Dept.:</i>	<i>Community Development</i>	<i>Community Development</i>
<i>Phone:</i>	<i>510-494-4540</i>	<i>510-494-4767</i>
<i>E-Mail:</i>	<i>kdiekmann@fremont.gov</i>	<i>jkeimach@fremont.gov</i>

RECOMMENDATION: Authorize the City Manager or designee to enter into an amended contract with Lamphier-Gregory to prepare an Environmental Impact Report for the Midtown District Community Plan and Design Guidelines at a cost not to exceed \$265,000.

2.4 PURCHASE OF ORACLE DATABASE LICENSES

Authorize the City Manager, or Designee, to Issue a Purchase Order to DLT Solutions for Five Oracle Database Licenses and Execute Any Implementing Documents

Contact Person:

*Name: Marilyn Crane
Title: Director
Dept.: Information Technology Services
Phone: 510-494-4802
E-Mail: mcrane@fremont.gov*

RECOMMENDATION: Authorize the City Manager, or designee, to issue a purchase order to DLT Solutions in the amount of \$140,264.56 (including sales tax) for the purchase of five Oracle database licenses and execute any implementing documents.

2.5 ORACLE/PEOPLESOFT CONTRACT APPROVAL

Authorize the City Manager, or Designee, to Execute a Purchase Order and Implementing Documents with Oracle for the Software Maintenance of Relational Databases and HR/Payroll Application

Contact Person:

*Name: Marilyn Crane
Title: Director
Dept.: Information Technology Services
Phone: 510-494-4802
E-Mail: mcrane@fremont.gov*

RECOMMENDATION: Authorize the City Manager, or designee, to execute a purchase order and implementing documents with Oracle for Relational Database software support in the amount of \$112,308.88 and for PeopleSoft HR/Payroll application and MicroFocus COBOL software compiler support in the amount of \$97,737.38, for a total amount not-to-exceed \$210,046.26.

2.6 ALAMEDA COUNTY CONTRACT TO SUPPORT THE FREMONT FAMILY RESOURCE CENTER

Authorization for the City Manager to Execute an Agreement for FY 2009/10 with Alameda County Health Care Services Agency to Support the Fremont Family Resource Center Programs and Services

Contact Person:

<i>Name:</i>	<i>Judy Schwartz</i>	<i>Suzanne Shenfil</i>
<i>Title:</i>	<i>FRC Administrator</i>	<i>Director</i>
<i>Dept.:</i>	<i>Human Services</i>	<i>Human Services</i>
<i>Phone:</i>	<i>510- 574-2007</i>	<i>510-574-2051</i>
<i>E-Mail:</i>	<i>jschwartz@fremont.gov</i>	<i>sshensif@fremont.gov</i>

RECOMMENDATION: Authorize the City Manager or his designee to enter into an agreement with Alameda County Health Care Services Agency in the amount of \$100,000 for the Fremont Family Resource Center.

2.7 ALAMEDA COUNTY CONTRACT FOR PUBLIC HEALTH PROMOTER PROJECT
Authorization to Contract with Alameda County Public Health Department for the Health Promoter Project and to Subcontract with the Afghan Elderly Association, a Nonprofit Organization

Contact Person:

<i>Name:</i>	<i>Karen Grimsich</i>	<i>Suzanne Shenfil</i>
<i>Title:</i>	<i>AFS Administrator</i>	<i>Director</i>
<i>Dept.:</i>	<i>Human Services</i>	<i>Human Services</i>
<i>Phone:</i>	<i>510-574-2062</i>	<i>510-574-2051</i>
<i>E-Mail:</i>	<i>kgrimsich@fremont.gov</i>	<i>sshensif@fremont.gov</i>

RECOMMENDATION: Authorize the City Manager or his designee to execute the FY 2009/10 agreement with the Alameda County Public Health Department in the amount of \$159,000 for the Health Promoter Project and to enter into a subcontract with the Afghan Elderly Association in the amount of \$102,718.

2.8 AWARD CONTRACT TO PURCHASE AND INSTALL SYNTHETIC TURF FOR CENTRAL PARK DOG PARK PROJECT (PWC 8431)
Award Contract for Purchase and Installation of K9 Classic Synthetic Turf to Field of Green, Inc., for the Central Park Dog Park, at a Not-to-Exceed Amount of \$400,000, City Project No. PWC 8431

Contact Person:

<i>Name:</i>	<i>Roger Ravenstad</i>	<i>Mark Mennucci</i>
<i>Title:</i>	<i>Senior Landscape Architect</i>	<i>Associate Landscape Architect</i>
<i>Dept.:</i>	<i>Community Development</i>	<i>Community Development</i>
<i>Phone:</i>	<i>510-494-4723</i>	<i>510-494-4530</i>
<i>E-Mail:</i>	<i>rravenstad@fremont.gov</i>	<i>mmennucci@fremont.gov</i>

RECOMMENDATIONS:

- 1. Approve the plans and specifications for the installation of K9 Classic Synthetic Turf Material for the Central Park Dog Park, City Project No. PWC 8431*
- 2. Award a sole source contract for Purchase and Installation of K9 Classic Synthetic Turf Material, to Field of Green, Inc., for the Central Park Dog Park project (PWC 8431), at a not-to-exceed amount of \$400,000, and authorize the City Manager or designee to execute the contract.*

2.9 **AMENDMENT TO CITY MANAGER EMPLOYMENT CONTRACT**
Approve Third Amendment to Employment Contract with the City Manager

Contact Person:

Name: Melissa Stevenson Dile
Title: Deputy City Manager
Dept.: City Manager's Office
Phone: 510-284-4005
E-Mail: mdile@fremont.gov

RECOMMENDATION: Adopt the proposed amendment to the employment contract with the City Manager.

3. CEREMONIAL ITEMS

3.1 Resolution: Honoring Niles/Centerville Little League Senior All Star Team for Taking Second Place in the 2009 Senior League World Series

3.2 Resolution: Honoring Police Detective Caroline Montalbo for Twenty Years of Service

3.2 Resolution: Honoring Police Captain Frank Grgurina for Twenty Years of Service

4. PUBLIC COMMUNICATIONS

4.1 Oral and Written Communications

REDEVELOPMENT AGENCY – None.

PUBLIC FINANCING AUTHORITY – None.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT CALENDAR

5. SCHEDULED ITEMS – None.

6. REPORT FROM CITY ATTORNEY

6.1 Report Out from Closed Session of Any Final Action

7. OTHER BUSINESS

7.1 REFERRAL REGARDING THE PROPOSED USE OF THE OLD LIBRARY FOR THE PURPOSES OF CREATING A CHILDREN'S NATURAL HISTORY MUSEUM

Report Related to Council Referral Regarding the Proposed Use of the Old Library portion of the Teen Center by a Non-Profit Group for the Purposes of Creating a Children's Natural History Museum

Contact Person:

Name: Annabell Holland
Title: Director
Dept.: Parks & Recreation
Phone: 510-494-4329
E-Mail: aholland@fremont.gov

RECOMMENDATION: Receive report.

8. COUNCIL COMMUNICATIONS

8.1 Council Referrals – None.

8.2 Oral Reports on Meetings and Events

9. ADJOURNMENT



REPORT SECTION
FREMONT CITY COUNCIL
REGULAR MEETING

SEPTEMBER 22, 2009

***2.3 AGREEMENT TO PREPARE MIDTOWN DISTRICT ENVIRONMENTAL IMPACT REPORT**

Authorize the City Manager to Execute an Amended Agreement with Lamphier-Gregory for Development of an Environmental Impact Report for Midtown District Community Plan and Design Guidelines in an Amount Not to Exceed \$265,000 (PLN2010-00030)

Contact Person:

Name:	Kelly Diekmann	Jill Keimach
Title:	Senior Planner	Director
Dept.:	Community Development	Community Development
Phone:	510-494-4540	510-494-4767
E-Mail:	kdiekmann@fremont.gov	jkeimach@fremont.gov

Executive Summary: On September 8, 2009, the City Council authorized the City Manager to enter into an agreement with HOK Architects for completion of the Midtown District Community Plan and Design Guidelines. This report proposes a companion agreement for the completion of an Environmental Impact Report (EIR) to support implementation of the Plan. The cost for preparation of the EIR is for an amount not to exceed \$265,000.

BACKGROUND: City Council selected TMG Partners as its new development partner for the Midtown District and, in August 2008, the City entered into a Memorandum of Understanding with TMG Partners. At the March 24, 2009 City Council meeting, TMG Partners made a presentation to the City Council on a vision for the Midtown District and possible next steps. In concert with City staff, TMG Partners recommended preparing a Community Plan with building forms and character, land use ranges, design guidelines, and a schematic streetscape design. Additionally, environmental clearance of the plan is desired in order to set the stage for development to move quickly once the economy recovers. City Council approved the recommendation brought forth by City staff and TMG Partners that these planning efforts look at a larger area ("Midtown") rather than the previously defined Capitol Avenue Project.

On September 8, 2009, the City Council authorized the City Manager or designee to enter into an agreement with HOK Architects for preparation of the Midtown Community Plan and Design Guidelines. This agenda item is to authorize the City Manager or designee to contract with Lamphier-Gregory to complete the environmental analysis of the Midtown Plan

DISCUSSION/ANALYSIS:

Environmental Consultant Selection: Lamphier-Gregory is an experienced environmental consulting firm selected previously by the City for preparation of the General Plan Update EIR. Because Midtown is such an integral part of the City's General Plan Update, and because the timing of the two projects is likely very close, City staff believes it important to integrate the environmental work for the Midtown District with the ongoing environmental work for the General Plan. Expanding the contract of Lamphier-Gregory to include the Midtown District would ensure consistency amongst the EIR documents and provide cost efficiencies where analysis overlaps with work that has already been done.

This integration will ensure that both projects will be able to proceed on their own timelines but will remain consistent with each other to the extent feasible.

FISCAL IMPACT: The cost of the EIR component for the Midtown Community Plan and Design Guidelines is not to exceed \$265,000, based on the preliminary scope of work prepared by Lamphier-Gregory and their sub-consultants. Funds are available from monies allocated in previous fiscal years toward this project in Fund 501 (Capital Projects General Fund).

Conclusion: The Midtown District will be a mixed-use, urban design plan that establishes the desired physical vision for the area through a clear and comprehensive set of policies, incentives, and requirements. The Plan will establish a coherent and consistent regulatory framework of physical standards and design guidelines. It will establish land use development envelopes that can respond to changing market conditions; policies for economic development; design concepts for “green” and pedestrian-oriented streetscapes; private and public shared parking plans; pedestrian amenities; open space and land use; civic uses; and public art. The companion EIR will provide the necessary environmental clearances that will streamline subsequent project approvals within the plan area. It is anticipated the schedule for completing the Community Plan & Design Guidelines and environmental analysis will take approximately ten months.

ENCLOSURE: None.

RECOMMENDATION: Authorize the City Manager or designee to enter into an amended contract with Lamphier-Gregory to prepare an Environmental Impact Report for the Midtown District Community Plan and Design Guidelines at a cost not to exceed \$265,000.

***2.4 PURCHASE OF ORACLE DATABASE LICENSES**

Authorize the City Manager, or Designee, to Issue a Purchase Order to DLT Solutions for Five Oracle Database Licenses and Execute Any Implementing Documents

Contact Person:

Name: Marilyn Crane
Title: Director
Dept.: Information Technology Services
Phone: 510-494-4802
E-Mail: mcrane@fremont.gov

Executive Summary: The City currently has thirteen Oracle database licenses, which were installed on individual physical servers for the City's major applications (Human Resources/Payroll, Document Management, Building Permits, and Recreation Class Registration). These physical servers have now been virtualized and the applications reside on four host servers. Each host server has four processors. Since the database licenses are determined by the number of processors, the City requires sixteen database licenses for the virtual host servers. One of the applications, Police Computer-Aided Dispatch, will not be virtualized and will continue to use two database licenses. Therefore, the City requires a total of eighteen Oracle database licenses. Based on the competitive bidding process, staff is recommending that the City Council authorize the City Manager, or designee, to issue a purchase order to DLT Solutions, the lowest responsible bidder, in the amount of \$140,264.56 (including sales tax) for the purchase of five additional Oracle database licenses.

BACKGROUND: The City recently started a server virtualization project that will consolidate forty-eight physical servers into four virtual host servers. The City completed the consolidation of twenty-two servers to date, including the servers for the applications that use the Oracle Relational Database management system (Human Resources/Payroll, Document Management, Building Permits, and Recreation Class Registration).

The licensing for the Oracle databases is based on the number of processors on the physical server. One of the business continuity features of server virtualization is the capability of moving a virtual server from one host server to another host server. Since there are four virtual host servers with four processors on each server, it is possible to move the applications utilizing the Oracle database to any one of the four host servers. Therefore, the City requires a total of sixteen (16) Oracle database licenses for the virtual server environment. One of the applications that uses the Oracle database, Police Computer-Aided Dispatch, will remain on a physical server that has two processors and requires two Oracle licenses. As a result, the City needs a total of eighteen Oracle licenses for all of the physical servers with applications that use the Oracle database.

The City currently has thirteen Oracle database licenses. Therefore, the City needs to purchase an additional five licenses to use the Oracle database.

DISCUSSION/ANALYSIS: In August 2009, the City issued an invitation for bids by sending the bid document to vendors and posting the invitation on the City's website. Bids were opened on September 3, 2009, and eight bids were received. The bid results range from \$140,264.56 to \$294,004.13. The bidders with their respective bid amounts are shown below:

Bidder	Bid Amount	Rank
DLT Solutions	\$140,264.56	1
Insight Public Sector	\$241,194.06	2
EnPointe Technologies	\$241,314.35	3
Capital Datacorp	\$246,240.59	4
GHA Technologies	\$251,792.07	5
BEAR Data Systems	\$252,743.71	6
Trivad	\$266,155.82	7
Advanced Software Systems	\$294,004.13	8

DLT Solutions is an approved Oracle reseller and is familiar with Oracle licensing requirements. Therefore, staff recommends that the City issue a purchase order to DLT Solutions as the lowest responsive and responsible bidder.

FISCAL IMPACT: There are sufficient funds budgeted for these Oracle licenses in the Information Technology Services Department's FY 2009/10 budget (620-1716-5320).

ENCLOSURE: None

RECOMMENDATION: Authorize the City Manager, or designee, to issue a purchase order to DLT Solutions in the amount of \$140,264.56 (including sales tax) for the purchase of five Oracle database licenses and execute any implementing documents.

***2.5 ORACLE/PEOPLESOFT CONTRACT APPROVAL**

Authorize the City Manager, or Designee, to Execute a Purchase Order and Implementing Documents with Oracle for the Software Maintenance of Relational Databases and HR/Payroll Application

Contact Person:

Name: Marilyn Crane
Title: Director
Dept.: Information Technology Services
Phone: 510-494-4802
E-Mail: mcrane@fremont.gov

Executive Summary: The City has two major software support agreements with Oracle: one for support of the Oracle Relational Database management system and one for the City's Oracle/PeopleSoft Human Resources/Payroll application. The existing support agreements expire on October 30, 2009. The annual support cost for the Oracle databases for the period October 31, 2009 through October 30, 2010, is \$112,308.88. The annual support cost for the HR/Payroll application, including the MicroFocus COBOL software compiler, is \$97,737.38. The combined total of the two Oracle contracts exceeds \$100,000 and requires City Council approval.

BACKGROUND: Since 1990, the City has used the Oracle relational database management system in the City's major business applications, including Human Resources/Payroll, Police Computer-Aided Dispatch, Police Records Management System, Document Management, Building Permits, and Recreation Class Registration. The City has used the PeopleSoft HR/Payroll system since 2000, which Oracle acquired in 2005.

There is no separate agreement with Oracle for support of the database and application. Services are provided as part of Oracle's standard technical support program, for which a contract was previously executed. The current software support agreements for the database, HR/Payroll application, and MicroFocus COBOL software compiler expire on October 30, 2009.

DISCUSSION/ANALYSIS: The Oracle software support agreements include assistance with technical problems, software fixes, and upgrades of the software and database to current versions. Software support for the HR/Payroll application also includes payroll tax updates.

It is important to have support agreements provided by the vendor in order to ensure that the HR/Payroll application, the database used by that application, and the databases used by the other major applications in the City are kept updated. Software support agreements also are necessary for ongoing support and maintenance in the event of system malfunction.

FISCAL IMPACT: Funds are appropriated for the Oracle software support agreements in the Information Technology Services Department's FY 2009/10 budget (620-1714-6106).

ENCLOSURE: None

RECOMMENDATION: Authorize the City Manager, or designee, to execute a purchase order and implementing documents with Oracle for Relational Database software support in the amount of \$112,308.88 and for PeopleSoft HR/Payroll application and MicroFocus COBOL software compiler support in the amount of \$97,737.38, for a total amount not-to-exceed \$210,046.26.

***2.6 ALAMEDA COUNTY CONTRACT TO SUPPORT THE FREMONT FAMILY RESOURCE CENTER**

Authorization for the City Manager to Execute an Agreement for FY 2009/10 with Alameda County Health Care Services Agency to Support the Fremont Family Resource Center Programs and Services

Contact Person:

Name:	Judy Schwartz	Suzanne Shenfil
Title:	FRC Administrator	Director
Dept.:	Human Services	Human Services
Phone:	510- 574-2007	510-574-2051
E-Mail:	jschwartz@fremont.gov	sshensif@fremont.gov

Executive Summary: The Alameda County Health Care Services Agency wishes to renew its \$100,000 funding commitment to the Fremont Family Resource Center (FRC) to support the center's infrastructure and to assist with implementation of its strategic goals. Staff recommends that the City Council authorize the City Manager to enter into an agreement with the County for the funds.

BACKGROUND: The Director of Health Care Services for Alameda County notified the Fremont Human Services Department that a recommendation was being made to the County Board of Supervisors to allocate \$100,000 for a fourth year to the Fremont Family Resource Center to provide infrastructure support and help implement strategic goals.

DISCUSSION/ANALYSIS: Funds will be used to continue the FRC's Family Economic Success Program, which includes the Volunteer Income Tax Assistance Program (VITA), Money Smart, and the Individual Development Account (IDA) program for FRC clients. The FRC also plans to continue the Community Advisory and Engagement Board as a vehicle for consumer involvement and to assist with marketing the services of the FRC. Funding will also allow the FRC to continue a monthly training series open to FRC partner agencies as well as outside social service agencies. This series now offers continuing education units to staff who attend. The FRC will also reinstitute its agency open house program on a bi-annual basis, as a vehicle for cross training staff of the 27 agencies at the FRC. This training allows for a more seamless delivery of services for FRC consumers.

FISCAL IMPACT: ACHCS is providing \$100,000 from November 1, 2009 - October 31, 2010 for support of the FRC infrastructure and family economic success programs. The City Council appropriated this funding as part of the FY 2009/10 adopted budget.

ENVIRONMENTAL REVIEW: N/A

ENCLOSURE: None

RECOMMENDATION: Authorize the City Manager or his designee to enter into an agreement with Alameda County Health Care Services Agency in the amount of \$100,000 for the Fremont Family Resource Center.

***2.7 ALAMEDA COUNTY CONTRACT FOR PUBLIC HEALTH PROMOTER PROJECT
Authorization to Contract with Alameda County Public Health Department for the Health
Promoter Project and to Subcontract with the Afghan Elderly Association, a Nonprofit
Organization**

Contact Person:

Name:	Karen Grimsich	Suzanne Shenfil
Title:	AFS Administrator	Director
Dept.:	Human Services	Human Services
Phone:	510-574-2062	510-574-2051
E-Mail:	kgrimsich@fremont.gov	sshenfil@fremont.gov

Executive Summary: Since 2006, the Alameda County Public Health Department (ACPHD) has provided funding to the City, in partnership with the Afghan Elderly Association (AEA), to carry out a demonstration project to improve the health and mental health of Afghan seniors. ACPHD is renewing funding for this project in FY 2009/10 in the amount of \$159,000. Staff recommends that the City Council authorize the City Manager to execute both the FY 2009/10 agreement with ACPHD, and the subcontract with the AEA.

BACKGROUND: Since FY 2006/07, the Human Services Department has partnered with the AEA, a nonprofit organization, to carry out the Health Promoter Project to help improve the health and mental health of Afghan seniors. In each of the last three years, the Alameda County Public Health Department has provided \$159,000 in funding to this project. On September 9, 2008, the Council authorized the City Manager to renew the agreement with ACPHD and a subcontract with the AEA.

DISCUSSION/ANALYSIS: The primary component of the Health Promoter Project is four Afghan health promoters, who have each received over 80 hours of community health training. They conduct in-home assessments with isolated seniors, and based on client need, provide emotional support and coordinate referrals for health and social services. They also educate clients in both healthy living behaviors and chronic disease management. In group settings, they provide exercise instruction, blood pressure screening, and translation for health educators. Health promoters also collaborate with the City's Mobile Mental Health Team and case managers and with other County programs to assure Afghan elders access appropriate services. Their collaborative partners include the Alameda County Social Services Outreach Program, to process Medi-Cal applications, and the Alameda County Public Health Department Diabetes Education Program, to conduct diabetes education in Farsi.

The Human Services Department provides administrative oversight for the project and a public health nurse/case manager, who conducts initial home visits with health promoters and follow-up visits as needed. She also conducts ongoing training, as well as group and individual supervision. The AEA employs the four health promoters. Through a part-time project director and project assistant, the AEA also provides operational management for the project.

In the first three years of the program, survey results from seniors who participated in the program indicate a significant reduction in the number of falls and an increase in the amount of time spent exercising. Ultimately, staff hopes these improvements will result in significant long-term savings to the local health system by way of decreased medical and emergency room visits.

FISCAL IMPACT: ACPHD is providing \$159,000 in FY 2009/10 funding. The City Council appropriated this funding as part of the FY 2009/10 adopted budget. Staff recommends that the City continue to subcontract with the AEA in the amount of \$102,718. The remaining funds, \$56,282, will support the City's Nurse/Case Manager, as well as associated program costs.

ENVIRONMENTAL REVIEW: N/A

ENCLOSURE: None

RECOMMENDATION: Authorize the City Manager or his designee to execute the FY 2009/10 agreement with the Alameda County Public Health Department in the amount of \$159,000 for the Health Promoter Project and to enter into a subcontract with the Afghan Elderly Association in the amount of \$102,718.

***2.8 AWARD CONTRACT TO PURCHASE AND INSTALL SYNTHETIC TURF FOR CENTRAL PARK DOG PARK PROJECT (PWC 8431)**
Award Contract for Purchase and Installation of K9 Classic Synthetic Turf to Field of Green, Inc., for the Central Park Dog Park, at a Not-to-Exceed Amount of \$400,000, City Project No. PWC 8431

Contact Person:

Name:	Roger Ravenstad	Mark Mennucci
Title:	Senior Landscape Architect	Associate Landscape Architect
Dept.:	Community Development	Community Development
Phone:	510-494-4723	510-494-4530
E-Mail:	rravenstad@fremont.gov	mmennucci@fremont.gov

Executive Summary: This report recommends that the City Council approve a sole source contract with Field of Green, Inc., to supply and install K9 Classic Synthetic Turf material for the reconstructed Central Park Dog Park Complex and authorize the City Manager to execute a contract with Field of Green, Inc., a not-to exceed amount of \$400,000.

BACKGROUND: Turf installation for the Central Park Dog Park Complex was originally to be included as part of a larger contract to install all of the dog park improvements, including shade structures, planting and irrigation. Staff recommended and City Council approved, at its July 28, 2009 meeting, Item 2.12, “Designation of Turf Material by Specific Brand Name for Central Park Dog Park”. In that action, the Council, pursuant to Public Contract Code section 3400(b) made a finding that K9 Classic Synthetic Turf surfacing from Forever Lawn, Inc., should be designated in the bid package by specific brand or trade name for the purpose of obtaining a necessary item that is only available from one source. K9 Classic Synthetic Turf surfacing from Forever Lawn, Inc., is the only known knitted vertically draining synthetic turf for dog parks. This finding allowed staff to designate K9 Classic Synthetic Turf, by specific brand name and to refuse any other materials suggested by the contractor.

The bidding contractors would have been required to purchase the K9 Classic Synthetic Turf from the manufacturer’s regional representative, Forever Lawn West, Inc., and to use a qualified employee or sub-contactor to install the turf. The backing and mechanically bonded seaming system for K9 Classic is unique and proprietary; therefore, the manufacturer recommends utilizing a qualified and certified installation team for quality assurance purposes.

It is now necessary to have the synthetic turf installation work performed under a separate sole source contract in order to meet an accelerated construction timeline for BART’s project. Per the City’s Comprehensive Agreement with BART, the Central Park Dog Park Complex and related facilities will be removed and reconstructed at a new location, by BART, as a first order of work, before the excavation for the BART extension begins. Also, per the agreement, the City will install shade structures, synthetic turf, planting and irrigation at the Dog Park Complex within 21 days after BART completes its scope of work. BART has provided its construction schedule to the City for the Dog Park, and the schedule has been greatly accelerated, suggesting that the Dog Park will be ready for installation of the synthetic turf in late November or early December.

Packaging and advertising a larger contract to include the synthetic turf, shade structures, planting and irrigation is no longer an expedient way to meet the Comprehensive Agreement with BART and its construction schedule. Bidding these various elements through separate agreements, sole sourced or otherwise, will expedite the purchasing and installation process. The K9 Classic Synthetic Turf has the longest lead time, and should be installed within the Dog Park as a last order of work so that it does not incur damage from the other work being completed by BART or City.

As noted above, City Council has already found that the K9 Classic Synthetic Turf is a unique product available from only one source. In addition, the City Manager has made the determinations required by Fremont Municipal Code section 2-9701 for an exception to competitive bidding for “specialty items” to allow the City to enter into a sole source contract with Field of Green, Inc., to supply and install the turf material.

DISCUSSION/ANALYSIS: City staff previously researched other products that are marketed specifically for pets, dog parks, and residential applications. Staff made the determination that K9 Classic Synthetic Turf is a superior and unique product, and there is no equal product on the market, based on the knitted backing that provides for superior permeability, and a prorated eight year material warranty and prorated eight year workmanship warranty. The knitted backing is of acrylic coated construction, completely porous with flow through technology (no unitary backing or urethane scrape coating), and allows for a minimum drainage rate of greater than 84 inches per hour. The superior permeability of this product will help filter animal waste quickly and reduce odor.

Council has already approved use of Forever Lawn’s K9 Classic Synthetic Turf material as a unique product available from only one source. Forever Lawn provides the 8-year prorated materials and 8-year workmanship warranty if the material is installed by its affiliate, Field of Green. The material has been quoted on an as-installed basis. It is likely that using another installer would be more costly due to price mark-up and lack of familiarity with the product and the proprietary seaming system. If another contractor installed this product, Forever Lawn would need to inspect the installation before issuing a warranty, and if the installation were not correct, a warranty would not be provided. If another installer were used, the result could also be a reduced workmanship warranty, as well as potential problems enforcing the materials warranty if the product were not installed properly.

Utilizing Forever Lawn's affiliate Field of Green will also avoid delays in completing the project. If the City does not perform the project in a timely way, consistent with the agreement with BART, then BART would have the option of installing the dog park surface using different (less desirable) materials. Removing those materials would add to the cost of the ultimate project.

Utilizing Forever Lawn’s installer, Field of Green, is the most cost effective and expedient option, given the significant time constraints imposed by the BART project. Although Forever Lawn manufactures the product, the City will actually be contracting with its affiliate, Field of Green, for the acquisition and installation of the K9 Classic Synthetic Turf. Field of Green performs artificial turf installations only for Forever Lawn.

Lead time to manufacture and deliver this product is 8-10 weeks and installation requires four weeks. This schedule will have the turf delivered at approximately the time BART completes its work on the Dog Park. The City then will be responsible for having a contractor ready to install the synthetic turf

once notified by BART that their work is complete, and after the BART work is accepted by the City. The City's contractor will have approximately 21 days to install the synthetic turf. Completion of the City's scope of work will allow BART to begin its underground extension work. Other work in the Dog Park Complex that the City will complete under separate contract includes the installation of shade structures and minor concrete work, and planting and irrigation within the new parking lots.

FISCAL IMPACT: Funding for the project (PWC 8431) has previously been appropriated from park development fees. The cost to purchase and install the K9 Classic Synthetic Turf is a not-to-exceed amount of \$400,000, including 10% contingency to address unforeseen conditions and coordination in construction with BART.

ENVIRONMENTAL REVIEW: The proposed improvements to the Dog Park are exempt from the California Environmentally Quality Act (CEQA) per guideline 15304 as a minor improvement of land.

ENCLOSURE: None

RECOMMENDATIONS:

1. Approve the plans and specifications for the installation of K9 Classic Synthetic Turf Material for the Central Park Dog Park, City Project No. PWC 8431
2. Award a sole source contract for Purchase and Installation of K9 Classic Synthetic Turf Material, to Field of Green, Inc., for the Central Park Dog Park project (PWC 8431), at a not-to-exceed amount of \$400,000, and authorize the City Manager or designee to execute the contract.

***2.9 AMENDMENT TO CITY MANAGER EMPLOYMENT CONTRACT**
Approve Third Amendment to Employment Contract with the City Manager

Contact Person:

Name: Melissa Stevenson Dile
Title: Deputy City Manager
Dept.: City Manager's Office
Phone: 510-284-4005
E-Mail: mdile@fremont.gov

Executive Summary: The purpose of this item is to recommend that the City Council amend the employment contract with the City Manager to extend the term of the contract from October 10, 2009 to October 10, 2014. The contract amendment also modifies the mechanism for cost of living adjustments (COLAs) in the future; allowing such adjustments at the Council's discretion rather than tying COLAs to changes in the FAME contract. No changes to the City Manager's current compensation are provided with this contract amendment.

BACKGROUND: City Manager Fred Diaz has been employed by the City Council since October 2004. The original employment agreement established an initial term of five years, from October 11, 2004, through October 10, 2009. The City Council conducted a performance review on September 14, 2009. The enclosed proposed amendment extends the term of the employment agreement for five years, to October 10, 2014.

DISCUSSION/ANALYSIS: Given the financial challenges facing the City, the City has employed numerous strategies for balancing the City's budget, including reducing staffing and other operating expenses, using reserves, and deferring some capital projects. An additional strategy has involved managing ongoing employment costs by asking the City's bargaining units to forgo COLAs in FY 2009/10 and 2010/11. At this time, the City has reached agreement and/or established contracts with seven of the eight bargaining units with these terms. These provisions hold true for unrepresented employees reporting to the City Manager, as well.

In recognition of the City's strained financial resources, the City Manager and City Attorney, the only positions in the City which contract directly with the City Council, have declined to seek either COLAs or merit increases through June 30, 2011. In discussing the third amendment to the employment contract with the City Manager, the City Council has decided not to offer either a COLA or merit increase to the City Manager for the same time period.

FISCAL IMPACT: There is no fiscal impact as no salary increase was contemplated in the FY 2009/10 adopted budget.

ENVIRONMENTAL REVIEW: N/A

ENCLOSURE: [Third amendment to employment contract with Fred Diaz, City Manager.](#)

RECOMMENDATION: Adopt the proposed amendment to the employment contract with the City Manager.

6.1 Report Out from Closed Session of Any Final Action

7.1 REFERRAL REGARDING THE PROPOSED USE OF THE OLD LIBRARY FOR THE PURPOSES OF CREATING A CHILDREN’S NATURAL HISTORY MUSEUM
Report Related to Council Referral Regarding the Proposed Use of the Old Library portion of the Teen Center by a Non-Profit Group for the Purposes of Creating a Children’s Natural History Museum

Contact Person:

Name: Annabell Holland
Title: Director
Dept.: Parks & Recreation
Phone: 510-494-4329
E-Mail: aholland@fremont.gov

Executive Summary: The purpose of this agenda item is to report back on a Council referral regarding the proposed use of the Old Library portion of the Teen Center by a non-profit group for the purposes of creating a Children's Natural History Museum. Council directed staff to 1) determine the nature and scope of the relationship, and terms of existing agreements that enable Fremont non-profit organizations to provide community services through the use of City facilities, and 2) conduct a baseline analysis of the Math Science Nucleus proposal for use of the former library building in Central Park for a Children’s Natural History Museum, and 3) identify the current and potential uses of the former library site, housed in the unimproved section of the Teen Center.

BACKGROUND: At the regular City Council meeting of June 9, 2009, during a discussion of a Councilmember referral regarding the proposed use of the former library building in Central Park by the Math Science Nucleus as a new home for the existing Children’s Natural History Museum, the Mayor and Councilmembers expressed an interest in determining the nature and extent to which Fremont community non-profit organizations currently utilize City facilities. A further interest was expressed in conducting a baseline analysis of the Math Science Nucleus proposal as well as identifying the current and potential uses of the old library site.

Current Uses of City Facilities by Non-profit Organizations: The City of Fremont has enjoyed positive working relationships with a variety of non-profit community benefit organizations that utilize City of Fremont facilities to conduct activities that generate significant benefits to the City of Fremont and the greater community. These organizations tend to fall within one of three categories: 1) provides maintenance and/or restoration of facilities, 2) provides community access to properties that would otherwise not be open to the public, 3) supplements funding of City Services. Other properties, such as The Depot, are leased at market rate and do not fall into this partnership category. Attached to this report (Exhibit A, Non-Profit partnerships at City Facilities) is a brief description of the non-profit partnership at City facilities, the scope, nature of the relationship, and benefits to the community enabled by the activities conducted by these organizations.

DISCUSSION/ANALYSIS: The Math Science Nucleus (MSN) has served the public since 1982 as a leader in science curriculum development. The Children’s Natural History Museum (CNHM) started developing in 2004 as a subset of the MSN with the addition of fossil materials from the San Lorenzo

School District and the Wesley Gordon Family Trust. Today they have approximately 5,000 square feet devoted to display with another 2,000 square feet of classroom space.

The CNHM currently includes several collections discovered within the City of Fremont; of particular interest is the Wesley Gordon Fossil Collection of Ice Age Fossils that were collected in the 1940's-60's in the Irvington area. The museum also includes a Nature Hall, Hall of Stars, Hall of Small Wonders, Tools of Early Humans, and the Mineral and Rock Hall. MSN has many additional specimens of interest to school groups and the general public that are not currently displayed.

MSN Proposal Summary: The MSN would like to enter into an agreement with the City of Fremont to expand the CNHM through relocation to a City of Fremont facility or property.

MSN proposes to move the CNHM to the Old Library site in Central Park, to create a corridor of learning (Exhibit B – CNHM Concept Plan), including the *Tule Ponds at Tyson Lagoon* (owned by Alameda County Flood Control and Water Conservation District and managed by MSN), *Stivers Lagoon* (City of Fremont) and *Sabercat/Mammoth Creeks* (City of Fremont). These locations follow the trace of the *Hayward Fault*, which is of regional importance. The preferred and requested location for the CNHM is Central Park.

The park is close to BART, providing for easy access within the San Francisco Bay area. MSN proposes to work with schools to increase science and math education through field trips, teacher training workshops, and curriculum development at CNHM. This would include field trips for school groups, public displays, and a depository of fossils found in the local region. The MSN believes that these attractions would distinguish the City as a “Destination City” for schools and families since all the components in the corridor of learning are within walking distance of the Fremont BART station.

MSN's Current Fiscal Status: Since the year 2000, MSN's annual revenue has been about \$250,000. Salaries range from \$10 to \$20 per hour. Expenditures usually equal revenue, but some years they have a net balance which is then placed in a reserve fund that currently has approximately \$200,000.

MSN has three paid part-time staff members who do a variety of tasks, from conducting classes to administration. They also hire high school students and have many volunteers who help with the museum care taking. The primary operation of the museum is conducted by Dr. Joyce Blueford, who has been donating her time, using the salary savings to pay for operational expenses.

Based on the current operating model, it does not appear that MSN can sustain the addition of a paid museum administrator if they were to continue to pay market rate for a building.

Proposal - Financial Detail: The MSN has drafted (Exhibit C, Proposed Evaluation Planning and Development Agreement) an Agreement between the City of Fremont and Math Science Nucleus. The proposal includes financial arrangements as well as operational proposals. Below are the financial highlights of the proposal. Staff comments to each item are in *italics*.

- The MSN proposes to execute a lease with the City for a term of five years with a five year option, at an annual rent of \$1 per year.

It is not without precedent to enter into a long-term lease agreement of \$1-year with organizations that make significant financial and or operational contributions to overhauling and/or maintaining City facilities.

- The City will at its expense, make all repairs to the interior of the Old Library necessary to make it suitable for occupancy by MSN for use as the CNHM.

Discussions have occurred with Dr. Blueford about how to fund the necessary improvements to the “Old Library” site to accommodate a museum. From these discussions it appears that the MSN would be willing to take the lead on securing grants and fund raising for improvements, however, this has not been included in the current proposal, and the burden for improvements as proposed, is on the City’s General Fund or grant funding if available. In light of the recent City layoffs and the continuing financial crisis within the State of California, it is unlikely that public funds or staff resources would be available to conduct such work.

- Upon execution of the Agreement, the City will provide MSN with \$25,000 for the purpose of preparing and submitting an application in conjunction with the Fremont Unified School District for funding under the “What Works and Innovation Fund portion of the America Recovery and Reinvestment Act”.

Given the City’s current financial situation, it is unlikely that the City will have this resource available. In addition, there are legal issues related to the use of City funds for this purpose that would need to be analyzed.

- Upon approval of the Occupancy Readiness Plan, the City will provide MSN with \$35,000 for the purpose of designing an Organizational Development Plan for CNHM. The Organizational Plan will include as one of its priorities an executive succession plan.

Given the City’s current financial situation, it is unlikely the City will have this resource available. In addition, there are legal issues related to the use of City funds that would need to be analyzed.

Feasibility Study: The one primary component not included in the CNHM concept plan or proposed Agreement, is a market and financial feasibility study. Prior to making any decision for the City to co-sponsor an endeavor such as this, it is recommended by staff that the following information be available:

1. Assessment of regional and local markets to determine the interest in and need for a children’s natural history museum in Central Park, including:
 - Market Potential – demand within the local Fremont area and the regional market area for a museum dedicated to geology and paleontology.
 - Competitive Facilities Analysis – evaluate existing facilities in the local and regional markets.
 - Needs Assessment – determine needs of local and regional educational institutions and other potential user groups (e.g., youth service organizations). Evaluate potential for partnerships among educational and other organizations.
 - Projection of Potential Utilization/Attendance

2. Determine, based on market and projected attendance, spaces required, including total square footage and technical requirements, including:
 - Exhibition galleries
 - Educational spaces
 - Meeting / Social space
 - Technical support spaces
 - Public spaces
 - Parking
3. Prepare budget estimates for construction of the facilities based on comparable projects and local/ regional construction costs.
4. Estimated annual operating revenues and costs, and determine if there is a need for subsidy and/or fundraising.

Teen Center - Old Library site: The Teen Center facility is a grouping of modular components assembled in 1970 as a temporary structure for the original main library. A portion of the facility was later improved and opened as the Teen Center in 2003. The unimproved section (which houses the Friends of the Library book collections) has surpassed its lifecycle and components of the structure have begun to deteriorate. This section of the building is in need of replacement and/or complete refurbishment in the very near term.

The space is approximately 6,500 square feet (Exhibit D, Teen Center Floor Plan). There is a project listed in the “Unfunded” section of the 2009/10-2013/14 Capital Improvement Program for the remodeling of this remaining section of the Teen Center, estimated at \$1.2 million.

Friends of the Library Used Book Storage: The remaining floor space of the former library building is utilized by the Friends of the Library volunteers for storage of used books that are offered for sale to the public as a fundraiser in support of the Alameda County/Fremont Main Library. Book sales are conducted periodically throughout the year, and on average the Friends of the Library donate \$5,000 a year, funding a variety of children’s programs.

County Teen Health Program: The County of Alameda has expressed interest in exploring the opportunity to create a Teen Health Center in this location similar to the Youth UpRising Center in Oakland. Youth UpRising is a non-profit organization, seeded and supported by Alameda County and the City of Oakland. Youth UpRising is housed in a 25,000 sq. ft. state of the art building and offers a wide range of programs and services that develop youth leadership in order to transform the community. The center provides a full range of activities and health services to the youth of the community.

Expansion of Teen Center for program space: During peak seasons and prime time operator hours, the Teen Center is programmed to capacity. Although by name it is called the Teen Center, it houses Recreation Classes, Teen Programs/Events, and Community Facility Rentals. The Teen Center has become a popular site for a variety of community rentals. It offers capacity second only to Centerville Community Center as well as a commercial kitchen and the flexibility of break-out rooms. Typical

rentals include birthday parties, wedding receptions, family gatherings, banquets, holiday parties and corporate trainings. Expansion of this facility would allow Recreation Services to expand programs, and provide for an additional rental facility within Central Park.

FISCAL IMPACT: There are both known and unknown fiscal impacts related to this project proposal. Known impacts:

- \$1.2 million - The estimated costs of repairs to the interior of the Old Library necessary to make it suitable for occupancy by MSN for use as the CNHM
- \$60,000 – Financial assistance requested to prepare grant application and develop an Executive Succession plan

Unknown Impacts:

- Ongoing building upkeep/maintenance costs
- Cost of Museum operations to the City

ENVIRONMENTAL REVIEW: None.

SUMMARY: When discussions first began between staff and MSN about developing a proposal to the City for a Museum, the initial discussion was for MSN to take the lead in securing funding for the building renovation. The concept was basically “no cost” to the City, and in exchange the City could provide a long-term lease for the operation of the Museum.

The current written proposal by MSN requests both a physical asset contribution and a financial contribution by the City, during a time when the City is lacking in resources. Given the City’s financial situation and the discretionary funding trends over the last six years, it is staff’s opinion that it is extremely important for the City to ensure that due diligence is conducted via a market and financial feasibility study prior to proceeding any further.

The proposed Children’s Natural History Museum in Central Park has the potential to be a heavily visited attraction. The tie to local history and local fossils finds, combined with the proximity to the Hayward Fault, Tule Ponds, Stivers Lagoon, and the “Boy Paleontologist” Irvington fossil location, makes this museum unique in its educational offerings. The question remains however, whether or not it is financially viable from an operational perspective given the current operating model of MSN. Staff does not have the in-house expertise to ascertain this.

ENCLOSURES:

- [Exhibit A: Non-Profit partnerships at City Facilities](#)
- [Exhibit B: CNHM Concept Plan](#)
- [Exhibit C: Proposed Evaluation Planning and Development Agreement](#)
- [Exhibit D: Teen Center Floor Plan](#)

RECOMMENDATION: Receive report.

8.1 Council Referrals – None.

8.2 Oral Reports on Meetings and Events

ACRONYMS

ABAG.....	Association of Bay Area Governments	FUSD	Fremont Unified School District
ACCMA.....	Alameda County Congestion Management Agency	GIS	Geographic Information System
ACE	Altamont Commuter Express	GPA.....	General Plan Amendment
ACFCD	Alameda County Flood Control District	HARB	Historical Architectural Review Board
ACTA	Alameda County Transportation Authority	HBA	Home Builders Association
ACTIA	Alameda County Transportation Improvement Authority	HRC	Human Relations Commission
ACWD	Alameda County Water District	ICMA	International City/County Management Association
BAAQMD	Bay Area Air Quality Management District	JPA	Joint Powers Authority
BART	Bay Area Rapid Transit District	LLMD	Lighting and Landscaping Maintenance District
BCDC	Bay Conservation & Development Commission	LOCC.....	League of California Cities
BMPs	Best Management Practices	LOS	Level of Service
BMR	Below Market Rate	MOU	Memorandum of Understanding
CALPERS.....	California Public Employees' Retirement System	MTC.....	Metropolitan Transportation Commission
CBD	Central Business District	NEPA	National Environmental Policy Act
CDD.....	Community Development Department	NLC.....	National League of Cities
CC & R's	Covenants, Conditions & Restrictions	NPDES.....	National Pollutant Discharge Elimination System
CDBG	Community Development Block Grant	NPO.....	Neighborhood Preservation Ordinance
CEQA	California Environmental Quality Act	PC.....	Planning Commission
CERT	Community Emergency Response Team	PD	Planned District
CIP	Capital Improvement Program	PUC.....	Public Utilities Commission
CMA	Congestion Management Agency	PVAW	Private Vehicle Accessway
CNG.....	Compressed Natural Gas	PWC.....	Public Works Contract
COF	City of Fremont	RDA	Redevelopment Agency
COPPS	Community Oriented Policing and Public Safety	RFP	Request for Proposals
CSAC.....	California State Association of Counties	RFQ.....	Request for Qualifications
CTC	California Transportation Commission	RHNA	Regional Housing Needs Allocation
dB	Decibel	ROP.....	Regional Occupational Program
DEIR.....	Draft Environmental Impact Report	RRIDRO.....	Residential Rent Increase Dispute Resolution Ordinance
DO	Development Organization	RWQCB	Regional Water Quality Control Board
DU/AC.....	Dwelling Units per Acre	SACNET	Southern Alameda County Narcotics Enforcement Task Force
EBRPD	East Bay Regional Park District	SPAA	Site Plan and Architectural Approval
EDAC	Economic Development Advisory Commission (City)	STIP	State Transportation Improvement Program
EIR.....	Environmental Impact Report (CEQA)	TCRDF.....	Tri-Cities Recycling and Disposal Facility
EIS	Environmental Impact Statement (NEPA)	T&O	Transportation and Operations Department
ERAF	Education Revenue Augmentation Fund	TOD	Transit Oriented Development
EVAW	Emergency Vehicle Accessway	TS/MRF	Transfer Station/Materials Recovery Facility
FAR	Floor Area Ratio	UBC	Uniform Building Code
FEMA.....	Federal Emergency Management Agency	USD.....	Union Sanitary District
FFD.....	Fremont Fire Department	VTa	Santa Clara Valley Transportation Authority
FMC.....	Fremont Municipal Code	WMA	Waste Management Authority
FPD.....	Fremont Police Department	ZTA.....	Zoning Text Amendment
FRC.....	Family Resource Center		

**UPCOMING MEETING AND CHANNEL 27
BROADCAST SCHEDULE**

<i>Date</i>	<i>Time</i>	<i>Meeting Type</i>	<i>Location</i>	<i>Cable Channel 27</i>
September 29, 2009 (5 th Tuesday)		No Council Meeting		
October 5, 2009 (Monday)	4:00 p.m.	Joint City Council/FUSD Mtg.	Council Chambers	Live
October 6, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 13, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
October 20, 2009	TBD	Work Session	Council Chambers	Live
October 27, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 3, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 10, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
November 17, 2009	TBD	Work Session	Council Chambers	Live
November 24, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 1, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 8, 2009	7:00 p.m.	City Council Meeting	Council Chambers	Live
December 15, 2009	TBD	Work Session	Council Chambers	Live
December 16, 2009 – January 4, 2010		Council Recess		
January 5, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
January 12, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live
January 19, 2010	TBD	Work Session	Council Chambers	Live
January 26, 2010	7:00 p.m.	City Council Meeting	Council Chambers	Live